



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday, December 11, 2015**

**The STATE PUBLIC WORKS BOARD will meet on
Friday, December 11, 2015, at 10:00 a.m. in
Room 113, State Capitol, Sacramento, California.**

Departments with requests for preliminary plan approval are reminded to contact their respective capital outlay analyst for an appointment to review plans. Plan review should be scheduled either on the screening meeting date or before that date.

PLEASE NOTE: Departments with preliminary plans, after Department of Finance staff review, please offer a briefing to the Legislative Analyst's Office.

Attachment

STATE PUBLIC WORKS BOARD

Friday

December 11, 2015

10:00 a.m.

Room 113

State Capitol

Sacramento, California

- I.** Roll Call
- II.** Approval of minutes from the November 18, 2015 meeting
- III.** Consent Items Page 3
- IV.** Action Items Page 32
- V.** Other Business Page 38
- VI.** Reportables Page 38

CONSENT ITEMS

CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW REDDING COURTHOUSE
SHASTA COUNTY**

*Authority: Sections 70371.5 and 70371.7 of the Government Code
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, as reappropriated
by the Budget Act of 2012
Chapter 33, Statutes of 2011, Item 0250-301-31389 (14)
Chapter 25, Statutes of 2014, Item 0250-301-3138 (9)
Chapter 10, Statutes of 2015, Item 0250-301-3138 (3)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
New Redding Courthouse
Shasta County

Action Requested

If approved, the requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized scope for this project includes construction a new 14-courtroom, approximately 165,000 square feet courthouse in the City of Redding, Shasta County. The project will consolidate court operations from three facilities and will relieve the current space shortfall, improve security, and replace inadequate and obsolete buildings in Shasta County. The project will replace operations at the Main Courthouse and Annex on Court Street, and two Justice Centers at West Street and Radio Lane. In order to improve security, this project will include entrance screening with two screening stations, one magnetometer, one x-ray machine, and a building security control room.

Funding and Cost Verification

This project is within cost. A total of \$19,467,000 has been appropriated for this project. Based on the completed preliminary plans, the estimated total project costs are consistent with the authorized project costs as shown below.

\$ 19,467,000	total authorized project costs
\$154,671,000	total estimated project costs
\$ 10,618,000	project costs previously allocated: \$4,590,000 acquisition, \$6,028,000 preliminary plans
\$144,053,000	project costs to be allocated: \$8,675,000 working drawings, and \$135,378,000 construction (\$117,051,000 contract, \$5,980,000 contingency, \$2,352,000 A&E, \$9,995,000 other)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 15, 2010, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Real Estate Due Diligence letter (REDD) for this project was completed on November 6, 2015, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified. However, the REDD does advise that the County Property Acquisition Agreement be amended prior to the bond sale process to address a use restriction concern. It is also noted that the Project should be designed and constructed to ensure that an easement given to the City of Redding is not materially impaired.

Project Schedule

Approve Preliminary Plans:	December 2015
Complete Working Drawings:	November 2016
Start Construction:	July 2017
Complete Construction:	March 2020

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—2

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW MODESTO COURTHOUSE
STANISLAUS COUNTY**

*Authority: Sections 70371.5 and 70371.7 of the Government Code
Chapters 21 and 29, Statutes of 2012, Item 0250-301-3138 (22)
Chapter 25, Statutes of 2014, Item 0250-301-3037 (1)
Chapter 25, Statutes of 2014, Item 0250-301-3138 (12)
Chapters 10 and 11, Statutes of 2015, Item 0250-301-3138 (5)*

Consider recognizing:

- a) a scope change**
- b) revised project costs**

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
New Modesto Courthouse
Stanislaus County

Action Requested

If approved, the requested action will recognize a scope change and revised projects costs.

Scope Description

This project is not within scope. The current authorized project scope was recognized by the State Public Works Board on July 12, 2010 with estimated costs of \$266 million. The project is for a new high-rise courthouse of approximately 301,000 square feet with 26 completed courtrooms. This project will consolidate court operations from seven facilities and will relieve the current space shortfall, increase security, replace deficient courthouses and create operational efficiencies through consolidation of court services. The existing project provides courtrooms for 22 currently funded judgeships, 2 authorized but unfunded judgeships, and 2 anticipated but not yet authorized judgeships.

A change in scope is requested. The Judicial Council has requested a scope change for the New Modesto Courthouse project to align with the latest Judicial Workload Assessment (JWA) that was ratified by the Judicial Council in December 2014, which indicates that additional judgeships are needed in the future to meet the workload demands in this county.

The revised scope will include 27 courtrooms and approximately 309,000 square feet, but will leave 5 of these courtrooms unfinished for future build-out. The estimated cost to add the additional courtroom, which will be left unfinished for future build-out, is approximately \$3.8 million. Leaving 4 additional courtrooms unfinished will reduce costs by approximately \$6.6 million. The net savings associated with this scope change request is \$2.8 million.

Incorporating an additional courtroom to accommodate 5 future judgeships now is more cost-effective than adding it later. Leaving the courtrooms unfinished for the 5 unfunded judgeships also offsets the cost increase of the additional requested courtroom and is consistent with the December 2014 JWA and prior actions to reduce construction costs while accommodating reasonably anticipated future growth.

On November 20, 2015, Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date.

Funding and Cost Verification

This project is within cost. The estimated total project budget before the scope change is \$269,365,000. The changes outlined above will result in a decrease of \$2,800,000 to the construction phase, which would decrease from \$229,321,000 to \$226,521,000. The change to total project costs will decrease from \$269,365,000 to \$266,565,000.

\$ 40,044,000	total authorized project costs
\$266,565,000	total estimated project costs
\$ 24,792,000	project costs previously allocated: acquisition \$13,766,000 (land cost) and preliminary plans \$11,026,000.
\$241,773,000	projects costs to be allocated: working drawings \$15,252,000, \$226,521,000 construction (contract \$196,145,000, contingency \$10,165,000, A&E \$3,926,000, and other project costs \$16,285,000)
-\$ 2,800,000	revised project costs (construction)

CEQA

A Categorical Exemption was filed with the State Clearinghouse on August 29, 2013 and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans

Project Schedule

Approve Preliminary plans	January 2017
Complete Working drawings	November 2017
Start Construction	June 2018
Complete Construction	May 2021

Staff Recommendation: **Recognize a scope change and revised project costs.**

CONSENT ITEMS

CONSENT ITEM—3

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEDICAL FACILITY
EMERGENCY GENERATOR CAPACITY UPGRADE
SOLANO COUNTY**

*Authority: Section 28 (a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
California Medical Facility
Emergency Generator Capacity Upgrade
Solano County

Action Requested

If approved, the requested action would recognize revised project costs.

Scope Description

This project is within scope. The California Medical Facility (CMF) Emergency Generator Capacity Upgrade project will upgrade the facility's emergency power generation system by installing three new 2-megawatt emergency generator sets with associated transfer switches and switchgear. Additionally, the scope of this project will include installing an above-ground fuel tank, a new building to house the switchgear, and an enclosed equipment yard. These upgrades will operate in conjunction with the existing 2-megawatt emergency generator set to supply emergency power needs to the institution during power outages.

Funding and Cost Verification

This project is within cost. Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the Department of Corrections and Rehabilitation for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a) of the Penal Code further provides that this appropriation may be used for the design and construction of dental and medication distribution and infrastructure improvements at state prison facilities.

On August 10, 2012, the Board established the scope, cost, and schedule of this project, allocating \$7,192,000 from this appropriation to complete design and construction for this project. On January 13, 2014, the Board took an action to approve preliminary plans and recognize revised project costs for this project in the amount of \$8,348,000. Subsequent to this

action, on October 2, 2015, the Department of Finance approved the award of the construction contract to the lowest qualified bidder. A revised project cost estimate was prepared based on the actual construction contract award amount. Based on this new estimate, the current total estimated project cost is \$8,289,000, which is a decrease of \$59,000. This action would recognize these revised project costs, as detailed below.

\$ 8,348,000	total authorized project costs
\$ 8,289,000	total estimated project costs
\$ 8,348,000	project costs previously allocated: \$415,000 preliminary plans, \$566,000 working drawings, and \$7,367,000 construction (\$5,974,000 contract, \$418,000 contingency, \$430,000 A&E, \$503,000 other project costs, and \$42,000 agency retained items)
\$ 59,000	project costs net decrease: a decrease of \$95,000 working drawings and an increase of \$36,000 construction (a decrease of \$174,000 contract and \$12,000 contingency, and an increase of \$82,000 A&E, \$102,000 other project costs, and \$38,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 25, 2012, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on December 5, 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	January 2014
Complete working drawings	January 2015
Start construction	October 2015
Complete construction	September 2016

Staff Recommendation: Recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEN'S COLONY - WEST FACILITY
EMERGENCY POWER GENERATION SYSTEM UPGRADE
SAN LUIS OBISPO COUNTY

*Authority: Section 28(a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
California Men's Colony-West Facility
Emergency Power Generation System Upgrade
San Luis Obispo County

Action Requested

If approved, the requested action would recognize revised project costs.

Scope Description

This project is within scope. This project includes the installation of a new centralized standby generator system, an above-ground fuel tank, related electrical switchgear, and a new metal building to house the switchgear for the California Men's Colony-West Facility. The building will include interior lighting and a fire alarm system. A new 12,000-gallon diesel fuel tank and two fully redundant generators will be provided and located outside of the new building. The new installation will include a 12-foot high chain link fence with perimeter lighting and two vehicle access gates.

Funding and Project Cost Verification

This project is within cost. Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the Department of Corrections and Rehabilitation for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a) of the Penal Code further provides that this appropriation may be used for the design and construction of dental and medication distribution and infrastructure improvements at state prison facilities.

On December 13, 2013, the Board established the scope, cost, and schedule of this project, allocating \$6,168,000 from this appropriation to complete design and construction for this project. On September 12, 2014, the Board took an action to approve preliminary plans and recognize revised project costs for this project in the amount of \$6,871,000. Subsequent to this action, on June 25, 2015, the Department of Finance approved the award of the construction contract to the lowest qualified bidder. A revised project cost estimate was prepared based on

the actual construction contract award amount. Based on this new estimate, the current total estimated project cost is \$6,487,000, which is a decrease of \$384,000. This action will recognize these revised project costs, as detailed below.

\$6,871,000	total authorized project costs
\$6,487,000	total estimated project costs
\$6,871,000	project costs previously allocated: \$191,000 preliminary plans, \$376,000 working drawings, and \$6,304,000 construction (\$4,744,000 contract, \$332,000 contingency, \$400,000 A&E, \$704,000 other project costs, and \$124,000 agency retained items)
\$ 384,000	project costs net decrease: a decrease of \$91,000 working drawings and \$293,000 construction (a decrease of \$421,000 contract and \$29,000 contingency, and an increase of \$85,000 A&E, \$65,000 other project costs, and \$7,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 12, 2014, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter covering the property impacted by this project was completed on June 27, 2014, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	September 2014
Complete working drawings	March 2015
Start construction	June 2015
Complete construction	August 2016

Staff Recommendation: Recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
FOLSOM STATE PRISON
CELL BLOCK FIVE FIRE/LIFE SAFETY UPGRADE
SACRAMENTO COUNTY

*Authority: Section 28(a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
Folsom State Prison
Cell Block Five Fire/Life Safety Upgrade
Sacramento County

Action Requested

If approved, the requested action would recognize revised project costs.

Scope Description

This project is within scope. This project will design and construct fire/life safety improvements to the existing Cell Block Five (60,100 gross square feet) housing unit and dining hall at Folsom State Prison (FSP). The project will include the installation of a fire suppression system in each of the 328 cells, overhead fire sprinklers in the remainder of the building, and a central reporting fire alarm and smoke detection system. These systems will be monitored and at a minimum, audible and visual alarms must sound at the facility's Central Control Room.

Funding and Cost Verification

This project is within cost. Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the Department of Corrections and Rehabilitation for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a) of the Penal Code further provides that this appropriation may be used for the design and construction of dental and medication distribution and infrastructure improvements at state prison facilities.

On September 13, 2013, the Board established the scope, cost, and schedule of this project, allocating \$426,000 from this appropriation to complete preliminary plans. On May 9, 2014, the Board took an action to approve preliminary plans and recognize revised project costs for this project in the amount of \$4,160,000. Subsequent to this action, on October 9, 2015, the Department of Finance approved working drawings and proceed to construction for this project

in the amount of \$4,070,000, which is a decrease of \$90,000. This action would recognize these revised project costs, as detailed below.

\$ 4,160,000	total authorized project costs
\$ 4,070,000	total estimated project costs
\$ 4,160,000	project costs previously allocated: \$147,000 preliminary plans, \$201,000 working drawings, and \$3,812,000 construction (\$2,715,000 contract, \$190,000 contingency, \$303,000 A&E, \$361,000 other project costs, and \$243,000 agency retained items)
\$ 90,000	project costs net decrease: a decrease of \$62,000 working drawings and \$28,000 construction (an increase of \$430,000 contract, \$30,000 contingency, and \$40,000 other project costs, and a decrease of \$303,000 A&E and \$225,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 15, 2013, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

Due diligence was completed for this facility in February 2014, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	May 2014
Complete working drawings	October 2015
Start construction	October 2015
Complete construction	April 2017

Staff Recommendation: **Recognize revised project costs.**

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CENTRAL CALIFORNIA WOMEN'S FACILITY
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE
MADERA COUNTY

Authority: Sections 15819.40 (b) and (c) and 15819.401 - 15819.404 of the Government Code

Consider recognizing a scope change

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
Central California Women's Facility
Enhanced Outpatient Program Treatment and Office Space
Madera County

Action Requested

If approved, the requested action would recognize a scope change.

Scope Description

This project is not within scope. This project consists of design and construction of a new, approximately 7,100 square foot, single-story standalone mental health building on the Facility A yard at the Central California Women's Facility (CCWF). The new building does not include any new housing. This building provides group therapy rooms, an interview room, an inmate-patient waiting/holding area, a custody station, administrative offices and support space, inmate and staff restrooms, and all necessary appurtenances. This project also includes the installation of separation yard fencing to control inmate movement at the building, an approximately 750 square foot group yard, and two new small management exercise yards. In addition, the project includes site improvements to provide a fire lane to the new building, as well as new walkways and upgrades to existing walkways that will bring building paths into compliance with current disabled accessibility regulations.

The Department of Corrections and Rehabilitation (CDCR) is requesting a scope change to remove construction of the two new small management exercise yards, which were included exclusively for use by Administrative Segregation Unit (ASU) inmates. At the time of project establishment, CDCR anticipated needing two additional small management exercise yards to provide adequate space for CCWF's ASU inmate population since the project included construction of 10 treatment space for ASU Enhanced Outpatient Program (ASU-EOP) inmates. However, this was done erroneously because the project was shifting 10 existing cells from regular ASU to ASU-EOP instead of adding new ASU capacity. As such, the small management yards should never have been included in the project scope.

The cost impact of this deductive scope change is a decrease of \$20,000. However, based on a revised estimate prepared in association with this scope change request, the total project cost remains at \$7,846,000 because construction duration was extended by four months, driving additional costs to complete this project. CDCR identified savings from earlier phases and is requesting to redirect within the existing authority to cover additional construction costs.

On November 6, 2015, Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change and to recommend the Board recognize it no sooner than 20 days from that date.

Funding and Cost Verification

This project is within cost. On November 15, 2010, the Board took an action allocating \$17,743,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project. On September 11, 2012, the Board took an action to revise the project scope and decrease authorized project costs by \$7,268,000 to \$10,475,000. Subsequently on October 18, 2013, the Board took an action to further decrease authorized project costs to \$7,846,000. A revised cost estimate was prepared in association with this scope change request. Based on this new estimate, the current total estimated project cost remains at \$7,846,000, as described above.

\$	7,846,000	total authorized project costs
\$	7,846,000	total estimated project cost
\$	7,846,000	project costs previously allocated: \$1,123,000 preliminary plans, \$662,000 working drawings, and \$6,013,000 construction (\$4,453,000 contract, \$223,000 contingency, \$160,000 A&E, \$529,000 other project costs and \$648,000 agency retained items) and \$48,000 potential project savings
\$	0	net project cost change: a decrease of \$28,000 preliminary plans and \$155,000 working drawings, and an increase of \$183,000 construction (\$431,000 contingency and \$30,000 other project costs, and a decrease of \$278,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 19, 2010, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on March 11, 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	April 2013
Complete working drawings	November 2013
Start construction	November 2013
Complete construction	October 2015

Staff Recommendation: **Recognize a scope change.**

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
KERN VALLEY STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
KERN COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the
Government Code*

Consider recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
Kern Valley State Prison
Health Care Facility Improvement Project
Kern County

Action Requested

If approved, the requested action would recognize revised project costs.

Scope Description

This project is within scope. The health care facility improvement project at Kern Valley State Prison (KVSP) will support KVSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at KVSP is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, and Administrative Segregation Unit (ASU) clinic.

KVSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes primary care clinic renovations and additions to Facilities A, B, C, and D; a new ASU primary care clinic; and renovation to the central health services building. The primary care clinic renovations and additions at Facilities A, B, C and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population. The central health services renovation will provide an appropriately sized and equipped specialty exam room, an optical services room, Nursing/Office Technician workrooms, medication storage, and a telemedicine equipment storage room, as well as minor improvements to the existing pharmacy space.

Funding and Project Cost Verification

This project is not within cost. On March 14, 2014, the Board took an action allocating \$15,397,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project. Subsequent to this action, the Board approved preliminary plans, the use of Inmate Ward/Labor program, and an augmentation request, resulting in updated total project costs of \$16,471,000. A revised project estimate was prepared in association with the completion of working drawings, and the current total estimated project cost is \$16,582,000, an increase of \$111,000. This increase is largely due to costs associated with additional site work and two extra restroom renovations to meet the Americans with Disabilities Act requirements. This action will recognize these revised project costs as detailed below.

\$ 16,471,000	total authorized project cost
\$ 16,582,000	total estimated project costs
\$ 16,471,000	project costs previously allocated: \$766,000 preliminary plans, \$842,000 working drawings, and \$14,863,000 construction (\$9,633,000 contract, \$578,000 contingency, \$760,000 A&E, \$1,053,000 other project costs, and \$2,639,000 agency retained items)
\$ 111,000	net project cost increase: a decrease of \$43,000 preliminary plans and \$89,000 working drawings, and an increase of \$243,000 construction (\$1,986,000 contract and \$119,000 contingency, and a decrease of \$404,000 A&E, \$523,000 other project costs and \$935,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 25, 2014, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	February 2015
Complete working drawings	December 2015
Start construction	December 2015
Complete construction	January 2017

Staff Recommendation: Recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JUVENILE PROJECT
ALAMEDA COUNTY

Authority: Sections 1970 – 1978 of the Welfare and Institutions Code

Consider establishing scope, cost and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation
Juvenile Project
Alameda County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project consists of the design and construct of a new juvenile facility to replace the existing Camp Wilmont Sweeney located in the city of San Leandro on county-owned land. The project includes demolition of the existing camp, construction of four housing buildings and three additional buildings for administration and staff, food service, recreation and programs. This new campus-style facility will house up to approximately 120 male and female youthful offenders.

Housing will consist of one female and three male single-story, dormitory-style housing buildings. One of the male housing buildings will also include eight single rooms. The support areas within the housing buildings will contain staff workstations; private and group counseling rooms; multi-purpose and day rooms; laundry facilities; and outdoor recreation area.

Three two-story buildings will provide space for administration; medical and counseling; library; classrooms; vocational labs; training; kitchen; multi-purpose and group visitation room; indoor full-size basketball court; and maintenance and warehouse space. The project will provide outdoor space for one full-size and three half-size basketball courts, event space, small play courts, multi-purpose playing field, amphitheater, kitchen and flower gardens, and storage.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; fire protection systems; communications; network and data infrastructure; site and fire access roads; new staff and visitor parking with area improvements; and perimeter security, as well as other necessary appurtenances.

Funding and Project Cost Verification

Section 1973 of the Welfare and Institutions Code (SB 81) appropriates \$300,000,000 lease revenue bond authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC) through a competitive bidding process. The BSCC has conditionally awarded \$35,000,000 from this appropriation to Alameda County for this project. All of the acquisition/study, design and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$35,000,000 from this appropriation to complete construction of this project.

\$65,340,000 total estimated project cost

\$35,000,000 state costs to be allocated: design-build (\$35,000,000 contract)

\$30,340,000 local costs to be allocated: \$45,000 acquisition/study, \$3,785,000 performance criteria, and \$26,510,000 design-build (\$12,618,000 contract, \$4,762,000 contingency, \$379,000 A&E, \$6,075,000 other project costs and \$2,676,000 agency retained items)

CEQA

Environmental review for this project is currently underway, and the appropriate CEQA documentation will be completed prior to seeking approval of performance criteria.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of performance criteria.

Project Schedule

Approve performance criteria	May 2016
Start construction	November 2016
Complete construction	July 2019

Staff Recommendation: **Establish scope, cost, and schedule.**

CONSENT ITEMS

CONSENT ITEM—9

**BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)
ADULT LOCAL CRIMINAL JUSTICE FACILITIES PROJECT
SACRAMENTO COUNTY**

Authority: Sections 15820.92 – 15820.926 of the Government Code

Consider recognizing:

- a) a scope change
- b) revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Board of State and Community Corrections
Adult Local Criminal Justice Facilities Project
Sacramento County

Action Requested

If approved, the requested action would recognize a scope change and revised project costs.

Scope Description

This project is not within scope. As established by the Board, this project will design and construct two new buildings adjacent to the existing jail on county-owned land in the city of Elk Grove. The new buildings will provide approximately 83,000 square feet of space for housing, treatment, support, and food services space. The project will also include a kitchen; a parking lot; and intake/release, central control, and warehouse and maintenance space.

The Board of State and Community Corrections, on behalf of the county, is requesting a scope change to design and construct a total of 7 new buildings and increase the total size of the project to approximately 116,000 square feet of space. The education building will include a culinary arts room, classrooms, and support space. The support building will include food services, warehouse, laundry, and maintenance space. The medical and intake building will provide approximately 26 medical/mental health special needs beds and include a pharmacy, a medical clinic and infirmary, and intake and release space. This revised scope will also include a vocational shop building, a guard house, a central control building, and a water treatment building. The project will also provide a new water well and expand the parking lot.

This project will also include, but is not limited to, site utilities, water distribution and infrastructure; security fencing; electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; low voltage; emergency power; fire protection systems; and all necessary appurtenances.

On November 20, 2015, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change, and the 20-day notice period will expire on December 10, 2015. Staff recommends approval of this item contingent upon receiving no adverse comments.

Funding and Project Cost Verification

This project is not within cost. On December 12, 2014, the Board established the scope, cost, and schedule of this project, allocating \$56,432,000 of the \$509,060,000 lease revenue bond financing authority appropriated in section 15820.922 of the Government Code to partially finance the design and construction of this project. At the time of establishment, the total estimated project cost was \$62,894,000. On June 10, 2015, the Board of State and Community Corrections took an action to approve an additional funding award of \$23,568,000 for this project, for a new total award amount of \$80,000,000. All of the acquisition/study costs and any design and construction costs in addition to this amount will be paid by the county. The new total estimated project cost is \$89,210,000, which is an increase of \$26,316,000.

\$62,894,000 total authorized project cost

\$89,210,000 total estimated project cost

\$56,432,000 state costs previously allocated: \$1,040,000 preliminary plans, \$2,195,000 working drawings, and \$53,197,000 construction (\$45,625,000 contract, \$2,804,000 contingency, \$404,000 A&E, \$1,069,000 agency retained items, and \$3,295,000 other project costs)

\$23,568,000 state costs net increase: a decrease of \$215,000 preliminary plans and an increase of \$2,272,000 working drawings and \$21,511,000 construction (an increase of \$16,731,000 contract, \$3,691,000 contingency, \$1,495,000 A&E, and \$31,000 agency retained items, and a decrease of \$437,000 other project costs)

\$6,462,000 local costs previously allocated: \$699,000 acquisition, \$443,000 preliminary plans, \$1,718,000 working drawings, and \$3,602,000 construction (\$1,100,000 contract, \$1,090,000 A&E, and \$1,412,000 other project costs)

\$2,748,000 local costs net increase: an increase of \$562,000 acquisition and \$262,000 preliminary plans, a decrease of \$993,000 working drawings, and an increase of \$2,917,000 construction (an increase of \$1,498,000 contract and \$2,509,000 other project costs, and a decrease of \$1,090,000 A&E)

CEQA

Environmental review for this project is currently underway and the appropriate CEQA documentation will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	January 2016
Complete working drawings	May 2016
Start construction	August 2016
Complete construction	August 2018

Staff Recommendation: **Recognize a scope change and revised project costs.**

CONSENT ITEMS

CONSENT ITEM—10

**BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)
ADULT LOCAL CRIMINAL JUSTICE FACILITIES PROJECT
STANISLAUS COUNTY**

Authority: Sections 15820.92 – 15820.926 of the Government Code

Consider approving performance criteria

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

Board of State and Community Corrections
Adult Local Criminal Justice Facilities Project
Stanislaus County

Action Requested

If approved, the requested action would approve performance criteria.

Scope Description

This project is within scope. This project will design and construct a new, approximately 56,000 square foot Reentry and Enhanced Alternatives to Custody Training Center consisting of two buildings adjacent to an existing jail. The project will be constructed on county-owned land at the Stanislaus County Public Safety Center in the City of Ceres.

The administration area will include a lobby; a multipurpose room; interview rooms; and medical, intake/release, storage, administrative, and support space. The housing area will provide approximately 288 beds in transitional housing units and will include day rooms; classrooms; a retherm kitchen; a security control center; and medical examination, video visitation, storage, and support space. This project will also provide outdoor recreation and programs space.

The project will also include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems; as well as security fencing, additional staff and visitor parking, and all necessary appurtenances. This project will be dependent on the adjacent, existing jail for several core operational components, including main kitchen; laundry; offender intake, release, and transportation; and staff support services.

Funding and Project Cost Verification

This project is within cost. Section 15820.922 of the Government Code (SB 1022) appropriates \$509,060,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$40,000,000 from this appropriation to

Stanislaus County for this project. All of the acquisition/study and any design and construction costs in addition to this award amount will be paid by the county.

On August 13, 2014, the Board established the scope, cost, and schedule of this project, allocating \$40,000,000 of the \$509,060,000 lease revenue bond financing authority appropriated in section 15820.922 of the Government Code to partially finance the design and construction of this project. At the time of establishment, the total estimated project cost was \$44,695,000. Subsequent to that action, a new project cost estimate was prepared in association with the completion of performance criteria, but the current total estimated project cost remained the same.

\$44,695,000 total authorized project costs

\$44,695,000 total estimated project costs

\$40,000,000 state costs previously allocated: \$1,359,000 performance criteria and \$38,641,000 design-build (\$32,550,000 contract, \$3,255,000 contingency, \$281,000 A&E, \$524,000 other project costs, and \$2,031,000 agency retained items)

\$4,695,000 local costs previously allocated: \$587,000 study, \$843,000 performance criteria, and \$3,265,000 design-build (\$125,000 A&E and \$3,140,000 other project costs)

CEQA

A Notice of Exemption was filed with the County Clerk on October 16, 2013, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on November 24, 2015, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve performance criteria	December 2015
Start construction	April 2016
Complete construction	February 2018

Staff Recommendation: Approve performance criteria.

CONSENT ITEMS

CONSENT ITEM—11

DEPARTMENT OF GENERAL SERVICES (7760)
EMPLOYMENT DEVELOPMENT DEPARTMENT (7100)
CRENSHAW BOULEVARD BUILDING
LOS ANGELES COUNTY
DGS Parcel No. 10839

Authority: Chapters 10 and 11, Statutes of 2015, Item 7100-301-0001 (1)

Consider authorizing acquisition by exercising a lease-purchase option

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

Employment Development Department
Crenshaw Boulevard Building
Los Angeles County

Action Requested

If approved, the requested action would authorize acquisition by exercising a lease-purchase option.

Background

The Department of General Services (DGS) currently leases (Lease) property, including a building and other improvements located thereon, located at 5401 Crenshaw Boulevard, Los Angeles (Property). The building consists of approximately 27,000 square feet and the other associated improvements include a parking area with 119 spaces. The Lease contains a 20-year term commencing on February 1, 1996 and ending on January 31, 2016. The rental schedule is structured to amortize the cost of the Property over the term of the Lease. The Lease also provides a lease-purchase option to acquire the Property on or after January 31, 2016, for the purchase price of one dollar (\$1.00). The terms of the Lease require legislative authority to convert the Lease to a lease-purchase in order to exercise the option to acquire the Property. Legislative authority was obtained in the Budget Act of 2015 (Item 7100-301-0001 (1), Chapters 10 and 11, Statutes of 2015) that appropriates \$1,000, effectively converts the Lease to a lease-purchase, and provides authority to exercise the option to acquire the Property consistent with the terms of the Lease.

Lessor has notified the state that it does not believe the Budget Act of 2015 provides the requisite authority as required by the Lease. Notwithstanding, the state contends that it has complied with the Lease terms and is continuing its efforts to exercise the option to acquire the Property for the purchase price of one dollar (\$1.00).

The Employment Development Department (EDD) has occupied the Property since 1996. Exercising the option to acquire the Property for a purchase price of one dollar (\$1.00) would complete the state's purchase of the Property and enable the state to realize the value of the equity payments made to-date under the Lease. The acquisition would also reduce EDD's annual operating costs by over \$900,000 per year in monthly rental expenditures following close of escrow. In addition, two EDD programs (Tax Collections and Workforce Investment Act) will benefit by remaining on the Property and continuing to provide vital services to the community.

The Lease requires the lessor, upon the state's election to exercise the lease-purchase option, to convey the Property by grant deed in fee simple, free and clear of all liens, encumbrances, easements, or any other title exception save and except public utility easements and matters which may be acceptable to the state.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 23, 2015 and the 35-day statute of limitations period expired without challenge.

Project Schedule

Close of escrow: On or after January 31, 2016

Condition of Property

On December 18, 2014, DGS visited the Property, located at the southwest corner of Crenshaw Boulevard and 54th Street in the City of Los Angeles, Los Angeles County, California. The Property consists of six parcels totaling approximately 1.55 acres (Site).

The Site is located in an urban setting in Los Angeles, bounded on the west by residential development, to the south by commercial retail development, 54th Street to the north, and Crenshaw Boulevard to the east. The Site is developed with an approximately 27,000 square foot, one-story office building, constructed in 1995. The building has an adjacent paved parking area and drive aisle on the north side of the building. DGS completed a pedestrian survey of the Site and no obvious signs of potential contamination were observed on Site. However, DGS recommended a Phase I Environmental Site Assessment (ESA) of the Site and commissioned Avocet Environmental, Inc. (Avocet) to conduct that assessment.

Phase I Environmental Site Assessment

The Phase I ESA was completed by Avocet in December 2015. The resulting report prepared by Avocet noted some environmental concerns associated with the Site.

Site historic documents indicate that (1) a former automotive service station with six underground storage tanks, (2) a former auto repair station, (3) a former paint storage area, and (4) a former dry cleaners occupied the Site from the 1920s to possibly the 1990s. Documentation indicates that subsurface soils were impacted with petroleum hydrocarbons and remedial excavation occurred during redevelopment. In 1995, the Los Angeles Fire District issued a No Further Action letter addressing the underground storage tanks and subsurface contamination removal at the Site. However, the ESA reports that there is limited information available regarding the extent of contamination, investigation, other remediation, and possible presence of residual contamination, if any, at the Site.

Business records show that a former drycleaners located south of the Site operated from 2001 through 2005. The report indicates that the dry cleaning business may also have operated at times other than during those years. Operation details such as whether or not the business

handled or used potentially hazardous substances could not be determined from the now vacant business and business records. There were no obvious signs of potential contamination based on inspection from public areas of the vacant dry cleaning business. However, given the nature of many dry cleaning businesses, it is possible that hazardous substances were stored and used.

Avocet recommends performing a Phase II ESA of the Site. Investigation activities would include a geophysical survey and subsurface investigation including borings of the Site, likely through the floor of the existing building. However, it appears the lessor may not allow borings at this time. Given the level of risk identified, the state's occupancy of the Site for the past 20 years, the necessary timing required by the Lease for exercising the lease-purchase option, and the state's existing investment in the Property we recommend proceeding with acquisition of the Property without a Phase II ESA. Based on the circumstances of this specific acquisition, the need for further environmental assessment of the Site can be determined after the state acquires the Property.

Building Assessment

DGS Architectural and Engineering staff performed a Site observation evaluating the existing building systems, materials, and overall condition of the leased building, currently occupied by EDD. The building remains relatively unchanged since completion of original construction and has no apparent major deficiencies. Only general maintenance and repair improvements are required to update the building for current code requirements and ensure the ongoing serviceable life of the building. These improvements fall under two general categories: (1) external site improvements, which includes maintenance and repair to the parking area, drainage gutters, landscaping (to make it drought-friendly), and roofing components, and (2) accessibility path improvements, which include ensuring the path of travel through the parking lot and on sidewalks is navigable; updating building plumbing, restrooms, and water fixtures; and refurbishing doors and hardware.

Seismic Safety Assessment

A seismic evaluation was performed to identify potential building deficiencies and to determine if the building requires rehabilitation in order to meet the requirements of the California Building Code. The seismic evaluation found no apparent major deficiencies that would require significant structural work in order to comply with the requirements of the building code. The only recommended repairs identified are limited to general maintenance work, such as, securing items taller than six feet to prevent tipping during a seismic event and limited repainting and refinishing.

Other

- This acquisition conforms to state planning priorities outlined in section 65041.1 of the Government Code by promoting urban infill.

Staff Recommendation: Authorize acquisition by exercising a lease-purchase option.

CONSENT ITEMS

CONSENT ITEM—12

**DEPARTMENT OF GENERAL SERVICES (7760)
CENTRAL PLANT RENOVATION PROJECT
SACRAMENTO, SACRAMENTO COUNTY**

*Authority: Chapter 157, Statutes of 2003, Item 1760-301-0660(1),
as reappropriated by the Budget Acts of 2005 and 2007
Chapter 171, Statutes of 2007, Item 1760-301-0660(1)
as reappropriated by the Budget Acts of 2012 and 2013.*

Consider recognizing a scope change

ITEM PULLED

CONSENT ITEMS

CONSENT ITEM—13

MILITARY DEPARTMENT (8940)
CONSOLIDATED HEADQUARTERS COMPLEX
SACRAMENTO COUNTY
DGS Parcel No. 10437

Authority: Chapters 10 and 11, Statutes of 2015, Item 8940-301-0001(2)

Consider authorizing acquisition by exercising a Purchase Option.

CONSENT ITEMS

STAFF ANALYSIS ITEM—13

Military Department
Consolidated Headquarters Complex
Sacramento County

Action Requested

If approved, the requested action will authorize acquisition by exercising a Purchase Option.

Scope Description

This project is within scope. In June, 2008, the state, through the California Military Department (Military) and Department of General Services (DGS), entered into an Option, Purchase, and Sale Agreement for approximately 30 acres of land located at the southwest corner of Airpark Drive and Bear Hollow Drive in the Mather Field area of Sacramento County with Elliott Homes, Inc. (Elliott). The parcel was intended to serve as the site for a new National Guard headquarters facility with an approximately 238,000 square feet (sf) consolidated headquarters building, a 25,000 square foot (sf) armory, and a 22,600 sf storage facility. Together these buildings will make up the Military's Consolidated Headquarters Complex for the State of California. The new complex will meet the federal security requirements for Department of Defense structures, including Anti-Terrorism/Force Protection requirements.

History of the Purchase Option:

The 2006 Budget Act authorized the state to acquire a purchase option to reserve, for no less than two years, the right to purchase the subject property. This option was acquired by the state for four years (years 1-4) from June 25, 2008 to June 26, 2012, under the following terms:

- A total cost not to exceed \$550,000, with the state to provide \$175,000 for the first year of the option, and \$125,000 for each of the three following years.
- One-half the option payment would be credited towards the property's purchase price of \$10,455,000. This price was based upon a DGS-approved appraisal of the developable 30 acres and was within market parameters.
- If the state terminated the option, the option payment for the time period paid up until that point would be retained by the property owner and not subject to proration. In addition, the state would not be required to make any further annual option payments.

On December 2, 2009, the state entered into the First Amendment to Option, Purchase, and Sale Agreement (First Amendment). Under the terms of the First Amendment, Elliott Homes agreed to complete a lot line adjustment to Lots 1 and 2, to eliminate the private street, road maintenance agreement, and reciprocal vehicle access, as identified in Exhibit B-1. The First Amendment requires the adjustment be completed upon the state's execution and delivery of a written exercise of option, and prior to the close of Escrow.

On June 26, 2012, the state entered into the Second Amendment to Option, Purchase and Sale Agreement. During the four year term of the original purchase option, Military was unable to secure federal funds, and as a result, the design phase of the project was delayed. Therefore, the purchase option was extended for four additional years, and is set to expire on June 30, 2016. The terms of the amended and extended purchase option allowed the state to reserve the property for up to four additional years (years 5-8) through June 30, 2016, at reduced pricing reflecting the market downturn during 2008 and 2012. Throughout the extended option period, the property owner remained responsible for maintaining the property. The elements of the original option remained unchanged with the following exceptions:

- The purchase price changed from \$10,455,000 in years 1-4 to \$7,840,000 in years 5 and 6, \$8,494,200 in year 7 and \$9,147,600 in year 8.
- The option term was extended to reflect a maximum of 4 annual periods at a total cost not to exceed \$500,000, with the state providing \$125,000 for each year of the extended option.
- One-half the option payments from years 1-4, representing \$275,000 out of \$550,000, would be available as a credit towards the property's purchase price if the option had been exercised prior to June 30, 2014 (the end of option year 6).
- Option payments for years 5 and 6 are available as a 100% credit and years 7 and 8 as a 50% credit, towards the property's purchase price.
- In compliance with the terms of the original option agreement, the state and the developer worked with the City of Rancho Cordova to remove Zinfandel Development Agreements from the property upon acquisition by the state within the option period. On January 11, 2010 the City of Rancho Cordova adopted an ordinance to that effect, and executed recordable documents to amend the agreements (the original documents are currently held in the state's Escrow). The documents will be concurrently recorded with the deed transferring the title of the property to the state at the close of Escrow.

Funding and Cost Verification

This project is within cost. Chapter 10 and 11, Statutes of 2015, Item 8940-301-0001(2) provides \$8,831,000 General Fund for the acquisition phase (includes: \$9,147,600 for the purchase price, \$3,000 for Escrow cost, \$5,264 for Title Insurance, and \$50,000 for staff costs, less \$375,000 in option payment credits). The Property is being acquired with the funds available and in accordance with legislative intent

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 3, 2007, and the 35-day statutes of limitation expired on January 6, 2008, without challenge.

Project Schedule:

The anticipated close of escrow is January 2016.

Other:

- The property is vacant and no relocation assistance is involved with this project.
- There is no implied dedication applicable to this property.
- The Military Department is not aware of any pending lawsuits concerning the property.
- The Department of Transportation, Division of Aeronautics has provisionally approved the site for the proposed project subject to the Military Department's commitment "to comply with all rules and guidelines related to construction of facilities in or near aviation safety zones."

Staff Recommendation: Authorize acquisition by exercising a Purchase Option.

ACTION ITEMS

ACTION ITEM—1

CALIFORNIA HIGH SPEED RAIL AUTHORITY (2665) VARIOUS COUNTIES

Consider approving and adopting a new resolution as follows:

- Resolution of the State Public Works Board (Board) Authorizing the Delegation of Certain Functions and Approvals to Staff Related Specifically to the High Speed Rail project.

ACTION ITEMS

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Various Counties

Action Requested

If approved, the resolution would expand the delegations of the duly designated Executive Director and the duly designated Deputy Directors of the Board related to the High Speed Rail Project.

Under the Property Acquisition Law (Government Code section 15850 et seq.) real property for the High Speed Rail Project is acquired by the Board. And pursuant to Government Code section 15770.2, the Board has the authority to delegate to one or more of its members, to any other official or employee of the Board, any powers and duties it may deem proper. The Board has previously delegated the acquisition of real property needed for the High Speed Rail Project and the execution of certain acquisition contracts to certain Board official. This resolution would expand those delegations to include the following:

- The authority to make minor, non-substantive changes to all contracts, including any necessary certificates or other related documents, for acquisition of property for the High Speed Rail Project, under certain conditions; and,
- The authority to approve litigation settlements, including all settlement documents, stipulations, and any other court documents related to the acquisition of property for the High Speed Rail Project, under certain conditions.

Staff Recommendation: Approve the adoption of a resolution authorizing the delegation of certain functions and approvals to Board staff for the High Speed Rail Project.

ACTION ITEMS

ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
FRESNO COUNTY**

Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)

Consider authorizing site selection of three assessors parcels in full or in part:

Exhibit A of Action Item 2	
Fresno County	
High Speed Rail Authority Parcel Number	Assessor Parcel Number (APN)
FB-10-0136	467-061-20
FB-10-0137	467-062-10
FB-10-0219	479-140-08

ACTION ITEMS

STAFF ANALYSIS ITEM—2

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno County

Action Requested

If approved, the requested action would authorize site selection of three assessors parcels in full or in part.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 120 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, two viaducts and the acquisition of approximately 1,300 parcels. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1. In addition, Health and Safety Code section 39719 (b)(2) appropriates 25 percent of the annual proceeds of the Greenhouse Gas Reduction Fund for the Phase I Blended System and Health and Safety Code section 39719.1 authorizes repayment of a \$400 million General Fund loan from the Greenhouse Gas Reduction Fund for the Phase I Blended System. The IOS-1 is a component of the Phase I Blended System.

Background

To date, the Board has site-selected approximately 1,300 parcels comprising approximately 120 miles from Madera to near Bakersfield. This total does not reflect properties associated with Right-of-Way transfer agreements with local government.

Site selection for the three properties listed in Exhibit A of this item includes two parcels that are necessary to complete improvements to Fresno Street and one parcel of excess land associated with a property that is needed for the HSTS.

For these properties, the CEQA and NEPA processes were completed in 2012. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

Staff Recommendation: **Authorize site selection of three assessors parcels in full or in part.**

ACTION ITEMS

ACTION ITEM—3

**DEPARTMENT OF PARKS AND RECREATION (3790)
LOS ANGELES STATE HISTORIC PARK, PLANNING & PHASE I BUILD-OUT
LOS ANGELES COUNTY**

*Authority: Chapter 106, Statutes of 2001, Item 3790-301-0005 (30.92)
Chapter 106, Statutes of 2001, Item 3790-301-0005 (31) Reimbursements
Chapter 47 and 48, Statutes of 2006, Item 3790-301-0005 (3.5),
as reappropriated by the Budget Act of 2007
Chapter 171, Statutes of 2007, Item 3790-301-6051 (3.5)
as reappropriated by the Budget Act of 2011
Chapter 1, Statutes of 2009, Item 3790-301-6051 (11)
as reappropriated by the Budget Act of 2012
Chapter 20, Statutes of 2013, Item 3790-301-6051 (2)*

**Consider approving an augmentation contingent upon the expiration of the Joint
Legislative Budget Committee review period**

**\$5,586,000
(8.4 percent total project)
(11.1 percent cumulative)**

ACTION ITEMS

STAFF ANALYSIS ITEM—3

Department of Parks and Recreation
Los Angeles State Historic Park, Planning & Phase I Build-Out
Los Angeles County

Action Requested

If approved, the requested action would approve an augmentation contingent upon the expiration of the Joint Legislative Budget Committee review period.

Scope Description

This project is within scope. This project will acquire and develop the 32-acre parcel known as Cornfields located along the Los Angeles River. The project scope consists of site improvements and visitor-use amenities, including site access and associated parking, site infrastructure, utilities, restrooms, interpretive elements, and other facilities. The project will result in facilities and infrastructure that will provide opportunities for public use, as well as venues for revenue-generating special events.

Funding and Project Cost Verification

This project is not within cost. A total of \$66.8 million General Obligation bond funds has been appropriated for this project, including \$33.5 million for acquisition, \$1.9 million for immediate public use improvements, \$1.3 million for schematic design from Proposition 12 funds, and \$5.9 million for preliminary plans, \$3.4 million for working drawings, and \$20.8 million for construction and equipment from Proposition 84 funds.

The construction contract, awarded in February 2014, resulted in bid savings of \$2.8 million and construction commenced in April 2014. The contractor encountered unanticipated contaminated soil conditions early in construction. The Department of Parks and Recreation (Parks) immediately contracted with a geotechnical consultant to take additional soil samples to validate the contractor's claim, and the Department of Toxic Substances Control (DTSC) was notified. The geotechnical consultant subsequently performed extensive testing throughout the site and developed a cleanup plan. Parks contracted with DTSC to review the test results, affirm the proposed cleanup plan, and monitor the soil remediation work.

To support the ongoing remediation efforts, the State Public Works Board (Board) approved an increase within appropriation of \$2.4 million in October 2014, with the understanding that additional funding would be requested at a later date. In July 2015, an additional \$2.3 million was approved by the Board, which Parks anticipated would cover the balance of the remediation efforts. However, between July and September 2015, the contamination in the areas identified for remediation was more extensive than originally anticipated. It was determined that a total of \$5.6 million in additional funding would be needed now to complete the majority of the project. This requested amount does not include funds to remediate a number of hot spots located in a small section in the northern-end of the park, that will be isolated and left as-is without affecting visitors' use of the park. Additional funds may be requested in the future after plans to address the hot spots are developed.

Parks acknowledges it underestimated the balance of remediation work in its previous augmentation request. To minimize such risks going forward, Parks' geotechnical consultant has conducted more robust testing of the remaining soil within the project area to determine the location, depth and severity of the contaminated material (quantity and toxicity). The estimated costs included in this request to treat and dispose of this toxic soil is based on unit costs from similar work already completed.

Finally, Parks is coordinating with DTSC and the Attorney General's Office to investigate and evaluate options for seeking cost recovery from various potentially responsible parties. Parks has extensive data and documentation regarding the condition of the site that will be useful in these efforts. Parks will seek to recover the full amount of the remediation costs: \$10 million for soil that has been excavated, and the amount needed for the remaining hot spots (currently estimated to be \$1.25 million).

On November 24, 2015, Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the augmentation of this project and the 20-day notice period will expire on December 14, 2015. Staff recommends recognizing this augmentation contingent upon expiration of this legislative review period.

\$68,623,000 total authorized project cost

\$72,737,000 total estimated project cost

\$67,151,000 project costs previously allocated: \$33,600,000 acquisition, \$1,900,000 immediate public use improvements, \$1,265,000 studies, \$5,854,000 preliminary plans, \$1,883,000 working drawings, \$22,599,000 construction (\$19,625,000 contract, \$454,000 contingency, \$2,110,000 A&E costs, and \$410,000 agency retained), and \$50,000 equipment

\$1,472,000 project savings: working drawings

\$5,586,000 requested increase: construction (\$4,731,000 contract, \$392,000 contingency, and \$463,000 A&E costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 8, 2012, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

Parks has conducted due diligence for this project and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	May 2012
Complete working drawings	October 2013
Start construction	February 2014
Complete construction	April 2016

Staff Recommendation: Approve augmentation contingent upon the expiration of the Joint Legislative Budget Committee review period.

OTHER BUSINESS

OTHER BUSINESS—1

RESOLUTION OF THE STATE PUBLIC WORKS BOARD AUTHORIZING THE DELEGATION OF CERTAIN FUNCTIONS AND APPROVALS TO STAFF

Consider the adoption of a resolution authorizing the delegation of certain functions and approvals to staff, which would replace a prior resolution approved August 8, 2008 authorizing the delegation of similar actions, to ensure administrative efficiencies.

ITEM PULLED

REPORTABLES

To be presented at the meeting.